expires 10/3/10

# Development Control – Delegated Officer Report

**Application Number: ADC/0478/09 Recommendation - Approve**

**Site:** **32A East Street Shoreham-by-Sea West Sussex BN43 5ZD**

**Proposal:** **Change of use of existing first-floor office to a one-bedroom flat (in association with addition of 2 new flats at rear permitted under ADC/0367/09)**

## The Application

Permission is sought for the change of use of a first-floor office located directly above the ground-floor florists and greengrocers 'Flower House' on the east side of East Street, within the Conservation Area of Shoreham.

Planning permission has previously been granted for the conversion of the office into a two-bedroom dwelling, however this lapsed in 2008 (SU/111/03/TP).

In the interim period since the original permission for change of use was granted (2003), planning permission has been granted for demolition of the existing rear two-storey projection, and construction of an attached two-storey extension containing two one-bedroom flats (ADC/0367/09). Consequently the current application is only for a one-bedroom flat due to the restricted outlook to the rear.

The site is located within a long terrace of buildings which are generally arranged with A1 and A2 uses at ground floor level and a mixture of residential and B1 uses above. The adjacent building to the north (No.33) is occupied at ground floor level by a retail outlet (Vits and Pieces), with a Holistic Wellness Therapy Room above, the rear of the building is extended with a two-storey rear extension which has no windows in the southern elevation. To the south at ground floor level is a hairdresser (The Hair and Nail Lounge), with a residential flat above (No's 30, 30A), which is currently vacant.

## Consultations and Representations

***Adur District Council:*** The Environmental Health Officer has no objections to the application.

***Adur District Conservation Advisory Group:*** No objections.

***Third Parties:*** No third party objections received.

## Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH2 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.4 ' Flat Conversions'
Good Practice Guidance Note: Internal Space standards for New Dwellings (ADC 2010)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 ' Housing' (DCLG 2006)
PPG13 'Transport' (ODPM 2006)
Manual For Streets (DCLG 2007)

**Planning Assessment**

***Policies***

The site is in the heart of the town centre and Conservation Area and lies opposite the Grade I listed church of St Mary de Haura. There is a statutory duty to have special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas as reflected in policy AB4, and of the setting of the Listed Building. Local Plan policy AB3 states that permission will not be granted for development generating a level of traffic or other activity likely to adversely affect the character of a Conservation Area.

Regional Guidance in the South East Plan primarily focuses on sub-regional regeneration by means of taking care to use previously developed land for sustainable housing, ensuring sufficient green infra-structure is delivered alongside new development (SCT1), and by meeting regional housing targets by focusing development within existing towns (SCT 4).

In the Local Plan, the site is included within the area identified for mainly shopping use under policy AS1 which states that permission will be granted for the development of land within the areas shown as subject to this policy (for retail and food and drink purposes) provided that there will be no loss of residential accommodation at upper floor level. Whilst the proposals do not include any additional retail uses in principle the proposals are not contrary to policy AS1.

The relevant Local Plan policy AH2, related to housing development by way of infilling and redevelopment, expects development to be designed so that its appearance, character and scale create a pleasant place in which to live, there is no unneighbourly effect on existing dwellings by loss of privacy, light, outlook or open amenity space; adequate access and parking arrangements and accordance with adopted standards, in this case the Council's DC Standard No. 2 'Space Around New Dwellings and Flats' 1996. This requires one-bedroom flats to be 45sqm, with living rooms of 14sqm and a bedroom of 11sqm.

Despite the above adopted standards, a Good Practice Guidance Note entitled 'Internal Space Standards for New Homes' has recently been agreed by the Council (ADC 2010). This sets out a more generous set of

recommended minimum internal room sizes for new dwellings, including flat conversions, which would be more in line with wider objectives of achieving high quality, well designed housing at higher densities (PPS3). It states that one-bedroom flats should be 51sqm in total with a living, cooking and eating area of 22sqm, sleeping area of 12sqm and an internal or nearby storage area of 2.5sqm.

The proposals meet both sets of standards adequately with the proposed flat having a total floor area of 62sqm, a living/eating/cooking area (including space for storage) of 28.5sqm, and a bedroom space of 12sqm. The proposed space standards of the flat would therefore accord with policy AH2 of the local plan and are consistent with the aims of wider regional and Governmental guidance and policies.

***Residential amenity***

The proposed flat would have in the main a single direction of outlook to the west over the churchyard, from the bedroom and living room. The kitchen would have a small existing window looking to the east. The bathroom would be internalised and would rely on an extractor fan for ventilation, but would not have any outlook. Although this is not ideal, it is still considered that the proposed internal arrangement of habitable rooms would be sufficiently well lit and ventilated to provide an acceptable level of accommodation for the future occupiers.

***Access and Parking***

No objection was received from the Highways authority with relation to the former application for a two-bedroom flat (SU/111/03/TP). In the intervening 7 year period the policies with regards to access and parking have changed to be more flexible with regards to town centre, sustainable locations. It is considered that the conversion of upper space over shops can provide an important source of additional housing and a flexible approach to standards such as car parking and amenity space should be taken for such locations.

The proposed flat is in close proximity to a number of services and amenities, and only a short walk (approx 200 metres) to the main railway station to the north, and 150 metres to the main bus routes on the A259 to the south.

The approval for two one-bedroom flats within a rear extension to the rear of the building gives provision for bin and cycle storage at the rear of the garden, accessed by the shared path around the north and west side of the site. It is felt that a similar arrangement will be possible with the current application as the whole of the site is in the applicant's ownership.

It is therefore considered that the flat would not have an adverse effect on the on-street parking levels or highway safety within the vicinity or as a consequence on the character of the Conservation Area or setting of the Grade I Listed St Mary de Haura Church directly opposite.

**Recommendation**

APPROVE for reason that :-

The proposed development is within the built-up area and would help meet the need for additional housing provision without detracting from the local environment. It would enhance the appearance of the Conservation Area and it can take place without resulting in unacceptable detriment to the setting of Grade I Listed St Mary de Haura Church, or the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the policies of the Adur district Local Plan (AG1, AB3, AB4, AH2).

1. C1Ci.
2. C8Gi (amended)
   ...access and parking of cycles and bin storage has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only parking of cycles and bin storage incidental to the use of the accommodation hereby approved.
   **Reason:** *To ensure adequate provision for parking cycles and storage of bins clear of the highway.*

3. The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed floor plans drg No.6675/20; Existing and proposed elevations drg No.6675/21; and the site location and block plan, date stamped received 13 January 2010.
   **Reason:** *For the avoidance of doubt and in the interests of proper planning.*

Case Offic[redacted] PB 8/2/10
Date: 08.02.10